

MINUTES  
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE  
Wednesday, February 9, 2011  
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Holt, K. Rawn, P. Plante (arrived at 1:35 p.m.)  
Others present: G. Padick, Director of Planning

**Call to Order:**

Chairman Beal called the meeting to order at 1:30 p.m.

**Minutes:**

12-15-10- Favretti MOVED, Rawn seconded, that the 12-15-10 minutes be approved as distributed.  
MOTION PASSED with Beal, Favretti and Rawn in favor and Holt disqualified.

**Consideration of Potential Revisions to the Zoning and Subdivision Regulations and Zoning Map:**

Padick related that additional draft revisions to address issues previously discussed had not yet been prepared.

A majority of the meeting time was spent discussing potential village area zone changes and associated Zoning Regulation revisions. Members reviewed two reports prepared by Favretti that provided information about Mansfield's Village areas and common elements for consideration. Members agreed that it would be appropriate for Padick to prepare draft village area review criteria's for consideration. It also was preliminarily determined that any village area zoning should initially be proposed in one or two areas of Towns. Members agreed to consider the most appropriate areas for village area zoning at the next meeting.

Plante requested that the Committee review the Four Corners area with respect to both Zoning Map and Zoning Regulation provisions. Padick agreed to distribute some preliminary design guidelines he provided for the Four Corners Sewer and Water Advisory Committee. Members agreed to discuss the Four Corners area at the next Committee meeting.

Padick briefly updated the Committee on the draft Agriculture Regulations which are still under review by the Agriculture Committee. Committee members emphasized that they would like to bring the draft agriculture regulations to public hearing this spring.

**Future Meetings:**

It was agreed to schedule the next meeting for Tuesday, March 1st in Conference Room C.

**Adjournment:**

The meeting was adjourned at 2:34 p.m.

Respectfully submitted,

Kay Holt, Secretary